



16 Forest Road, Llay, Wrexham, LL12 0UB
Offers In Excess Of £280,000

A spacious four bedroom detached house with the benefit of a garden room located within this popular and established residential development on the fringe of the village of Llay with its excellent range of amenities and good road links. The accommodation benefits from UPVC double glazing and gas fired central heating and briefly comprises an entrance hall with stairs to first floor landing, cloaks/wc, lounge with open aspect to the dining room, patio doors open to the garden room with insulated roof, fitted kitchen with some integrated appliances. The first floor landing with linen cupboard connects the well proportioned four bedrooms, three of which having built in wardrobes/storage and a bathroom with shower over the bath. Externally, a private double width drive leads to the garage, lawned garden area to front, gated paths on both sides continue to the private rear garden with patio and lawned areas. Energy Rating - D (55)

LOCATION

An established and much favoured residential development on the fringe of the village of Llay enjoying excellent road links to Gresford, Rossett, Wrexham and Chester allowing for daily commuting to the major commercial areas of the region. The village offers a good range of amenities including an Aldi supermarket, local pubs/restaurant, newly opened farm shop and a primary school. Secondary schools are available in the adjoining villages together with picturesque woodland walks at Alyn Waters Country Park.

DIRECTIONS

Proceed along the A483 by pass in a northerly direction towards Chester taking the exit signposted Rossett. At the slip road, turn left and proceed for approximately one mile passing the Croes Howell Pub and Restaurant and newly opened farm shop. Take the left turn at the traffic lights onto Gresford Road and continue for approximately 500 yards and take the right turn into Forest Road where the property will be observed on the right after approx 100 yards.

ON THE GROUND FLOOR

UPVC part glazed entrance door opening to:

HALLWAY

With UPVC double glazed window to front, wood effect flooring, stairs to first floor landing, radiator and six panel white woodgrain effect doors off.

CLOAKROOM

Appointed with a low flush wc, pedestal wash basin with tiled splashback, UPVC double glazed window and tiled flooring.

LOUNGE 14'9 x 11'5 (4.50m x 3.48m)

UPVC double glazed bay window to front, wood effect flooring, radiator, electric fire in surround and an open aspect to:

DINING ROOM 11'8 x 8'8 (3.56m x 2.64m)

Having a continuation of the wood effect flooring, radiator, serving hatch through to kitchen and double glazed sliding patio doors opening to the:

GARDEN ROOM 12'0 x 9'2 (3.66m x 2.79m)

UPVC double glazed windows on a brick plinth, insulated and light tiled roof with inset ceiling spotlights and UPVC double glazed door leading to the garden.

KITCHEN 14'8 x 8'7 (4.47m x 2.62m)

Appointed with a range of base and wall cupboards complimented by wood block work surface areas incorporating a double Belfast style sink with mixer tap and UPVC double glazed window above overlooking the rear garden, five ring gas hob with drawers below and stainless steel extractor hood above, Bosch double oven/grill, plumbing for dishwasher and washing machine, integrated fridge, integrated freezer and UPVC double glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With UPVC double glazed window, radiator, storage cupboard and six panel white woodgrain effect doors off.

BEDROOM ONE 13'3 x 9'0 (4.04m x 2.74m)

Two UPVC double glazed windows to front, radiator and two built-in wardrobes.

BEDROOM TWO 11'5 x 8'1 (3.48m x 2.46m)

UPVC double glazed window to front, radiator, built-in wardrobe and wood effect flooring.

BEDROOM THREE 8'10 x 8'0 (2.69m x 2.44m)

UPVC double glazed window to rear, radiator and built-in wardrobe.

BEDROOM FOUR 10'4 into recess x 8'1 (3.15m into recess x 2.46m)

UPVC double glazed window to rear, radiator and wood effect flooring.

BATHROOM 7'9 x 6'1 (2.36m x 1.85m)

Appointed with a white suite of 'P' shaped bath with mains thermostatic shower, rainfall style shower head with additional handset incorporating a diverter to control flow between overhead and hand shower and splash screen, wash basin and wc set within vanity unit, chrome heated towel rail, UPVC double glazed window, tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a private driveway providing parking for two cars alongside a lawned garden. The driveway leads to:

GARAGE 16'5 x 8'5 (5.00m x 2.57m)

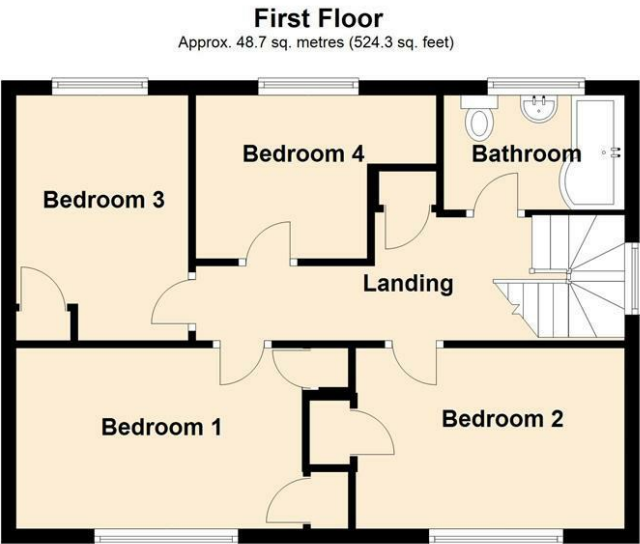
Having a metal up and over door, window to side, lighting, power sockets and Vaillant gas combination boiler.

GARDENS

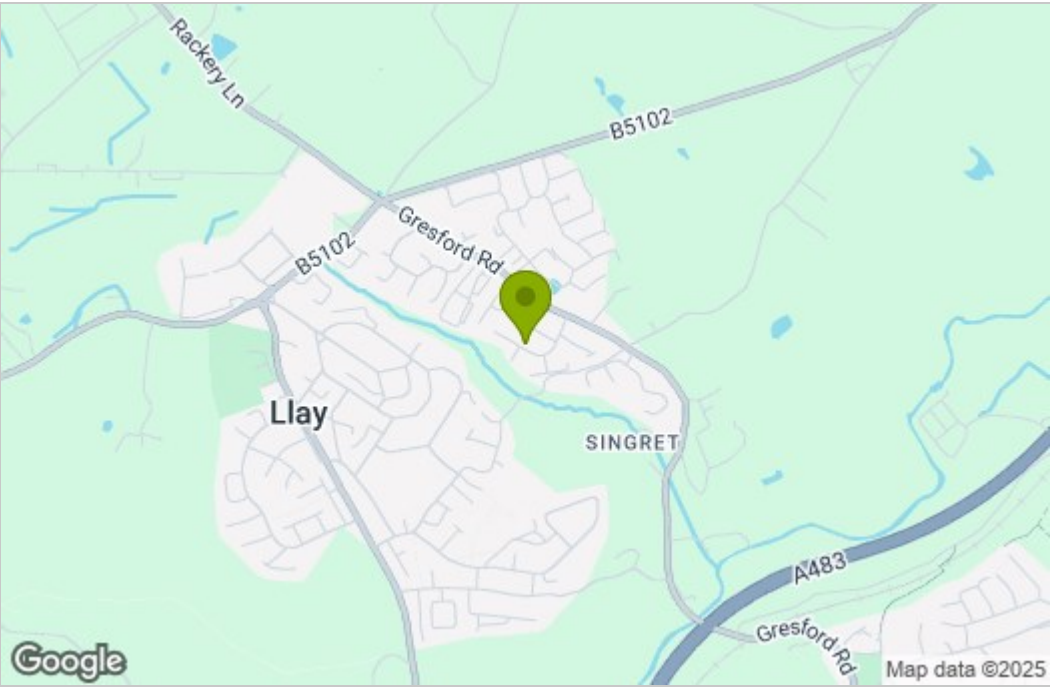
Gated paths on either side of the property lead to the rear garden which enjoys a good degree of privacy and includes a patio area with lawned garden beyond, further seating area and cold water tap, all of which is enclosed to provide a safe family environment.



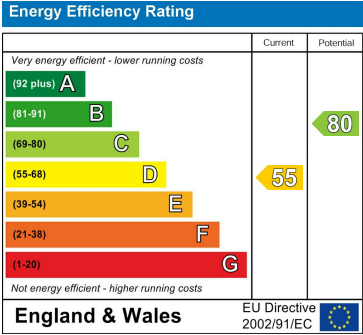
Floor Plan



Area Map



Energy Efficiency Graph



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